The City of Daphne
Planning Commission Minutes
Regular Meeting of November 29, 2018
Council Chamber, City Hall - 5:00 P.M.

Call to Order:

Chairman called the regular meeting of the City of Daphne Planning Commission to order at 5:02 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Angie Phillips
Charles Smith
Andrew Prescott, Secretary
Ron Scott
Phillip Hodgson, Vice Chairman
Hudson Sandefur
Chief White
Marybeth Bergin, Chairman

Staff Present:

Adrienne Jones, Director of Community Development
Jan Vallecillo, Planning Coordinator
Patrick Dungan, Attorney
Troy Strunk, Executive Director, City Development

The first order of business is the approval of the minutes.

Chairman asked for questions, comments or corrections to the minutes ***of the regular meeting of October 25, 2018. There being none, minutes are approved as submitted.***

The next order of business is site plan review for Thompson Properties, L.L.C.

An introductory presentation was given by Paul Marcinko, representative of Jade Consulting, requesting site plan review of a parking lot addition located northwest of U.S. Highway 98 and Stanton Road.

Chairman asked for Commission questions or comments. Ms. Phillips asked about the status of the subdivision re-plat. Ms. Jones responded the plat was given administrative approval pending recording after site plan review.

Chairman asked for Commission questions or comments and for a motion.

A **Motion** was made by Mr. Scott and **Seconded** by Mr. Smith ***to approve Thompson Properties, L.L.C. site plan, contingent upon recording of the re-plat of the subject property in Baldwin County Probate Office. There was no discussion on the motion. The Motion carried unanimously.***

The next order of business is preliminary/final plat review for Parks' Subdivision.

An introductory presentation was given by Larry Smith, representative of S. E. Civil, requesting preliminary/final plat review of a three-lot subdivision consisting of approximately three-point three-seven acres located southeast corner of Belgrove Avenue and Alabama Highway 181 pending annexation into the city as a residential/commercial development.

Ms. Jones stated the City Council meeting was not held due to the lack of a quorum. Mr. Dungan responded the public hearing was reset for December 17, 2017 at 6:30 p.m.

Chairman asked for Commission questions or comments.

Mr. Scott commented although he was against the pre-zoning to B-1(a) because it was speculative, it will serve as a good buffer between Alabama Highway 181 and the residential development along Belgrove Avenue.

Chairman opened the floor to public participation. No one came forth. She closed public participation and asked for a motion.

A **Motion** was made by Ms. Phillips and **Seconded** by Mr. Prescott ***to approve Parks' preliminary/final plat contingent upon City Council's approval of the pre-zoning and annexation of the subject property. There was no discussion on the motion. The Motion carried unanimously.***

The next order of business is preliminary plat review for Saint Augustine Subdivision, Phase Five.

An introductory presentation was given by Jared Landry, representative of Dewberry, requesting preliminary plat review of a nineteen-lot subdivision consisting of approximately twelve-point seven-three acres located northeast of County Road 64 on Rigsby Road and a request for a waiver to the wetland buffer requirements.

Chairman asked for Commission questions or comments and stated deficiencies outlined by the Public Works Director have been addressed. She also commented about approval of a master plan revision.

Cathy Barnette, representative of Dewberry, responded that the master plan was presented along with Saint Augustine Subdivision, Phase Four two months ago.

Ms. Campbell spoke regarding the necessity of maintenance of the existing detention pond. Ms. Barnette responded that the developer does not own the pond. Mr. Landry advised that he would reach out to the POA regarding maintenance.

Ms. Jones reminded Commissioners that they will see the subdivision again prior to approval of the final plat.

Chairman opened the floor to public participation. No one came forth. She closed public participation and asked for a motion.

Chairman asked for Commission questions or comments and a motion.

A **Motion** was made by Mr. Scott and **Seconded** by Ms. Phillips ***to approve the waiver request and preliminary plat for Saint Augustine Subdivision, Phase Five. There was no discussion on the motion. The Motion carried unanimously.***

The next order of business is master plan revision and preliminary plat review for the Reserve at Daphne Subdivision, Phase Two.

An introductory presentation was given by Jared Landry, representative of Dewberry, of a master plan revision and preliminary plat review of a one hundred thirty-eight lot subdivision consisting of approximately seventy-one point three-one acres located north of the intersection of County Road 64 and Montelucia Way. He stated the revision reflects the acquisition of additional land, but maintains the density. He also advised that the subject property was rezoned by Baldwin County to a PRD, Planned Residential Development.

Chairman asked for Commission questions or comments. She stated a master plan is required for a subdivision to develop in phases, and phase two is the next phase of this development. She also noted that buffer requirements and wetland areas have reduced the lots.

Mr. Smith asked about location of the portion added. Ms. Barnette responded that the master plan revision is the area shown that extends to west to County Road 54 and includes the school site.

Mr. Scott asked the size of the school site. Ms. Barnette responded seventeen-point seven acres.

Chairman stated deficiencies outlined by the Public Works Director have been addressed. Ms. Campbell confirmed. Cathy Barnette, representative of Dewberry, stated the Environmental Programs Manager asked that signage be placed on wetland buffer lines prior to issuance of a site disturbance permit and construction, and the developer agreed to place the signs as requested.

Chairman opened the floor to public participation. No one came forth. She closed public participation and asked for a motion.

Chairman asked for Commission questions or comments and a motion.

A **Motion** was made by Mr. Prescott and **Seconded** by Ms. Phillips ***to approve a master plan revision for the Reserve at Daphne Subdivision, Phase Two. There was no discussion on the motion. The Motion carried unanimously.***

A **Motion** was made by Mr. Scott and **Seconded** by Mr. Sandefur ***to approve the waiver request and preliminary plat for the Reserve at Daphne Subdivision, Phase Two. There was no discussion on the motion. The Motion carried unanimously.***

The next order of business is Planning Commission discussion.

Ms. Jones commented about the revision of should to shall in references to single family applicability and public input prior to presentation of a draft to the Commission. She also presented a draft of a proposed amendment of Article 9 to the Commission for review and discussion at the next meeting. Planning Commission also requested input from Sandy Robinson and Starke Irvine at the October meeting.

Sandy Robinson, 1500 Main Street, spoke and expressed her concern that an amendment to the Land Use Ordinance may go too far by granting the Commission discretion to grant approval of variations to perimeters outlined in the district requirements when re-platting nonconforming lots of record.

Mr. Scott commented that the amendment will basically address the issue of fairness.

Starke Irvine, 809 Daphne Avenue, spoke and expressed his support, and commented that the necessity to rezone lots of record prior to subdividing cannot be accomplished unless a similar zoning is contiguous.

Mr. Strunk concurred and encouraged public input.

The next order of business is public participation.

Chairman asked for public participation.

None presented.

The next order of business is the attorney's report.

Mr. Dungan stated no report.

The next order of business is commissioner's comments.

None presented.

The next order of business is director's comments.

Ms. Jones presented that the upcoming meeting dates are site preview, December 12 & regular meeting, December 20, 2018.

There being no further business, the meeting was adjourned at 5:51 p.m.

Respectfully submitted by:

Jan Vallecillo, Planning Coordinator

Approved: December 20, 2018

Marybeth Bergin, Chairman